019.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	945,300 / 945,300
					USE VALUE:	945,300 / 945,300
					ASSESSED:	945,300 / 945,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENNEY DEREK P & ANTONIA U	
Owner 2:	TRS/ 75 SPY POND PARKWAY REALT	
Owner 3:	TRUST	
Street 1:	75 SPY POND PKWY	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	KENNEY DEREK -
Owner 2:	-
Street 1:	75 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Vinyl Exterior and 1710 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6175.000	430,800		514,500	945,300
Total Card	0.142	430,800		514,500	945,300
Total Parcel	0.142	430,800		514,500	945,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 552.68 | /Parcel: 552.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13782

GIS Ref

GIS Ref

Insp Date 12/06/17

!1626!

PREVIOUS ASSESSMENT

Parcel ID 019.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	430,800	0	6,175.	514,500	945,300		Year end	12/23/2021
2021	101	FV	419,300	0	6,175.	514,500	933,800		Year End Roll	12/10/2020
2020	101	FV	419,300	0	6,175.	514,500	933,800	933,800	Year End Roll	12/18/2019
2019	101	FV	348,100	0	6,175.	665,800	1,013,900	1,013,900	Year End Roll	1/3/2019
2018	101	FV	347,400	0	6,175.	423,700	771,100	771,100	Year End Roll	12/20/2017
2017	101	FV	347,400	0	6,175.	387,400	734,800	734,800	Year End Roll	1/3/2017
2016	101	FV	347,400	0	6,175.	314,700	662,100	662,100	Year End	1/4/2016
2015	101	FV	344,600	0	6,175.	314,700	659,300	659,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:18:08

LAST REV

Date	Time
09/02/21	10:32:04
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1626

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEY DEREK,	1577-109	1	8/12/2021	Convenience	1	No	No		
SEELINGER ALICE	1312-30		11/30/2005		382,500	No	No		
	838-121		7/30/1973		35,000	No	No		N

USER DEFINED

Prior Id # 1:	13782
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2013	688	Wood Dec	4,500	C				
5/17/2011	453	New Buil	156,000					PLACEMENT / COMPLE
5/17/2011	452	Manual						MOVING MODULAR STR
5/11/2011	424	Demoliti	8,000					DEMO HOME
7/17/1995	402	Manual	4,872					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2017	MEAS&NOTICE	BS	Barbara S
4/29/2014	Measured	PC	PHIL C
6/18/2013	Info Fm Prmt	EMK	Ellen K
4/1/2009	Meas/Inspect	163	PATRIOT
2/27/2006	MLS	MM	Mary M
10/25/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	263	PATRIOT
8/24/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6175		Sq. Ft.	Site		0	85.	0.98	2									514,461						514,500	

Total AC/HA:	0.14176	Total SF/SM:	6175	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	514,461	Spl Credit		Total:	514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2011	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	4.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.9	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	114601
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453005
Depreciation:	22197
Depreciated Total:	430807

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

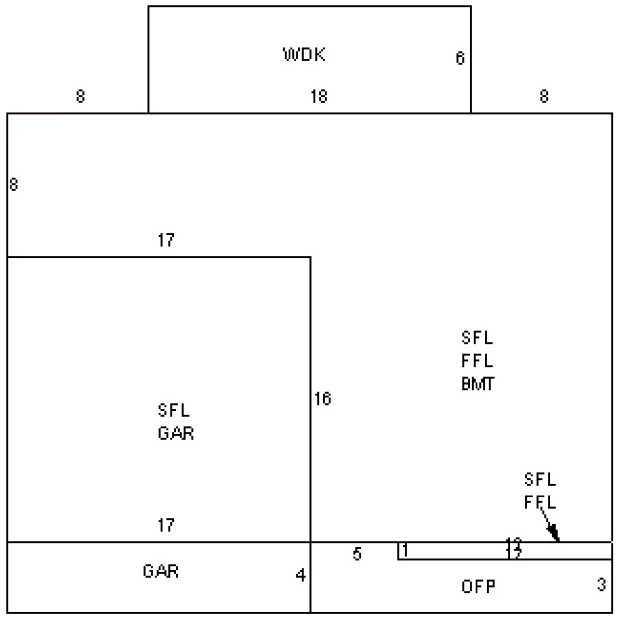
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	193.03
Special Features:	0	Val/Su Net:	177.14
Final Total:	430800	Val/Su SzAd	311.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	828	175.480	145,299
FFL	First Floor	556	175.480	97,568
BMT	Basement	544	78.390	42,643
GAR	Garage	340	22.350	7,599
WDK	Deck	108	15.260	1,648
OFP	Open Porch	56	44.000	2,464

Net Sketched Area:	2,432	Total:	297,221
Size Ad	1384	Gross Area	2432	FinArea	1710
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

019.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	